

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Clementhorpe

York, YO23 1PL

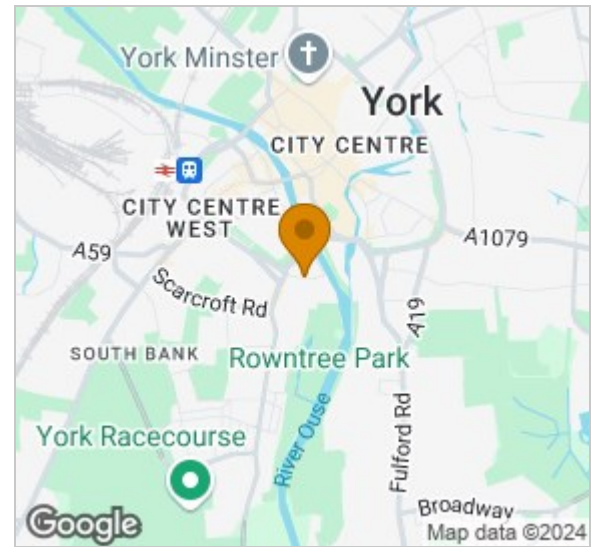
£1,450 Per Month



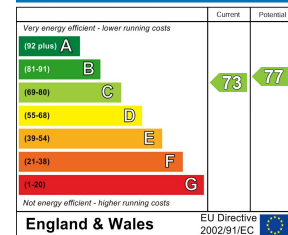




## Area Map

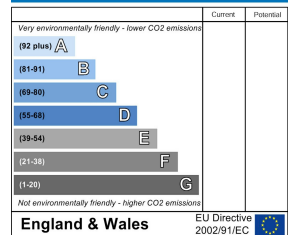


### Energy Efficiency Rating



England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

- CITY CENTRE MAISONETTE
- STUNNING NEW KITCHEN
- NEUTRALLY REDECORATED THROUGHOUT
- EPC RATING: C
- TWO BEDROOMS
- PRIVATE BALCONY
- CALL HUNTERS TO ARRANGE A VIEWING
- AMPLE STORAGE
- AVAILABLE NOVEMBER
- COUNCIL TAX BAND: G



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.